



9106 131 Avenue  
Grande Prairie, Alberta

MLS # A2173044

**\$367,500**



<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Put your trust in one of Grande Prairie's top builders and multi-year builder of the "Dream Home". Unique Home Concepts "The Hawthorne" (Job#641) located in Lakeland is walking distance to school, parks & amenities. Open floorplan offers quartz counters, corner pantry & eating bar in kitchen. Half bath off the back entry is an added convenience. Head up to the second floor where you will find your large master bedroom complete with walk in closet & full ensuite. 2 more bedrooms as well as a full bathroom complete the upper level. Basement has so much potential and could be developed into a rec room, more bedrooms/bathrooms, family room, or whatever else you can think of. No rear neighbours for added privacy. Act soon and you may be able choose the colours & finishes you prefer.